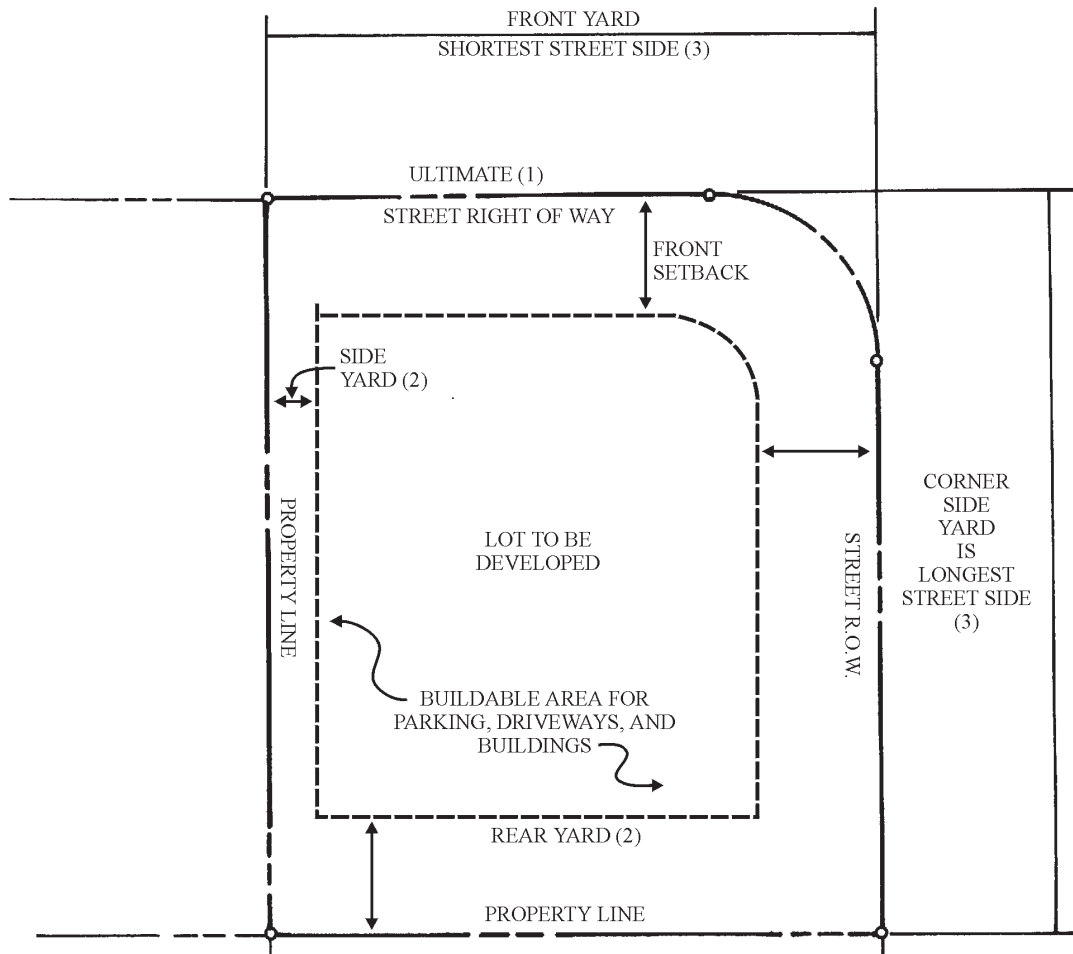


COUNTY-WIDE STANDARDS: SETBACK INTERPRETATIONS AND ALTERNATIVES
OVERVIEW OF SETBACKS (YARDS)

For site design, Chesterfield County relies principally on the use of setbacks with perimeter landscaping to offset the affects of parking, drives and buildings between properties zoned for non-residential development and along public rights-of-

way. Shown below is a standard rectangular parcel with examples of front setback, corner side setback (next to a non-arterial street), side setback, and rear setback.

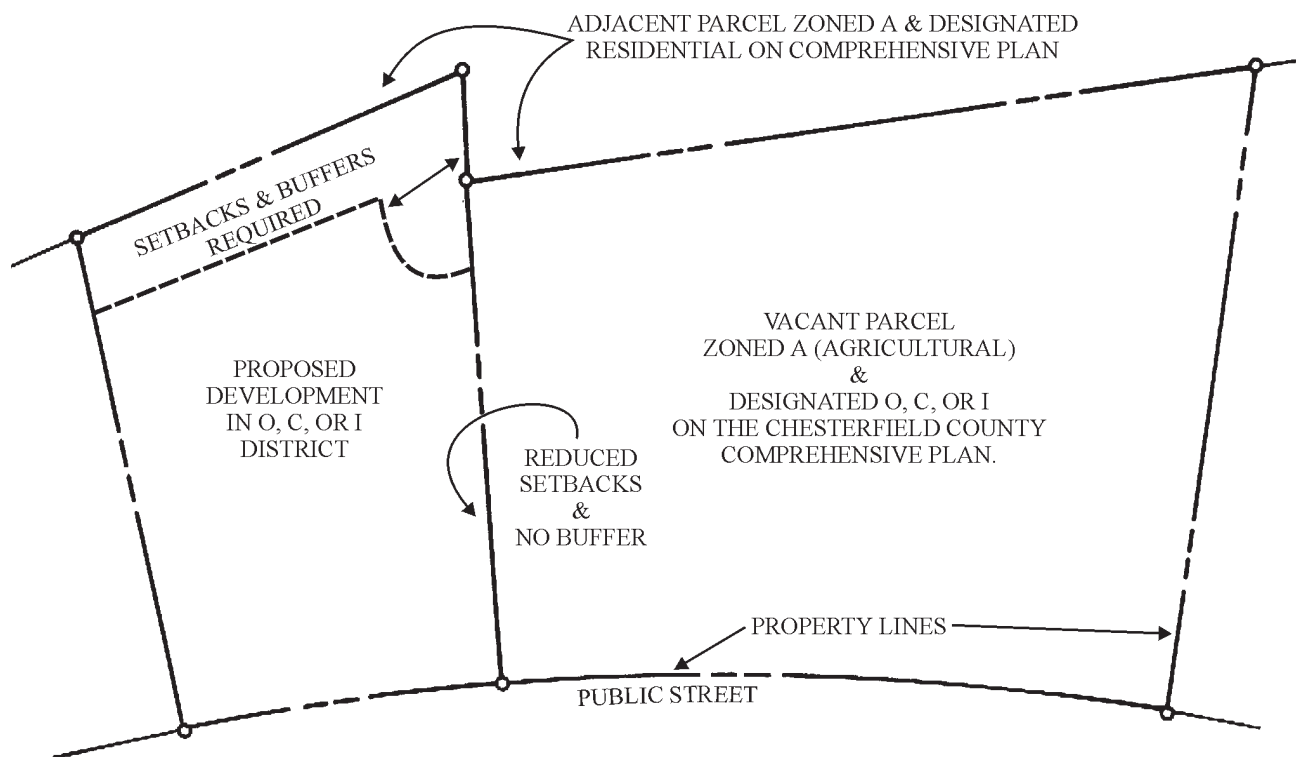


1. Ultimate public right-of-way defined by the County Thoroughfare Plan or County Zoning Ordinance. Contact County Transportation Department at (804) 748-1037 for assistance.
2. Setbacks may be superceded by buffers (page 11) or by zoning district conditions of development (page 13). Please review these sections.
3. On corner lots, the front yard is along the street with the shortest length, whereas the address is given from the street with the driveway access.

Sec. 19-500: When a zoning lot adjacent to a vacant parcel in an A district is designated for an O, C or I use by the Comprehensive Plan, then the development requirements may be reduced in accordance with permitted reductions as if the zoning lot were adjacent to property zoned O, C or I.

The diagram below shows how important the Comprehensive Plan designation for uses can be

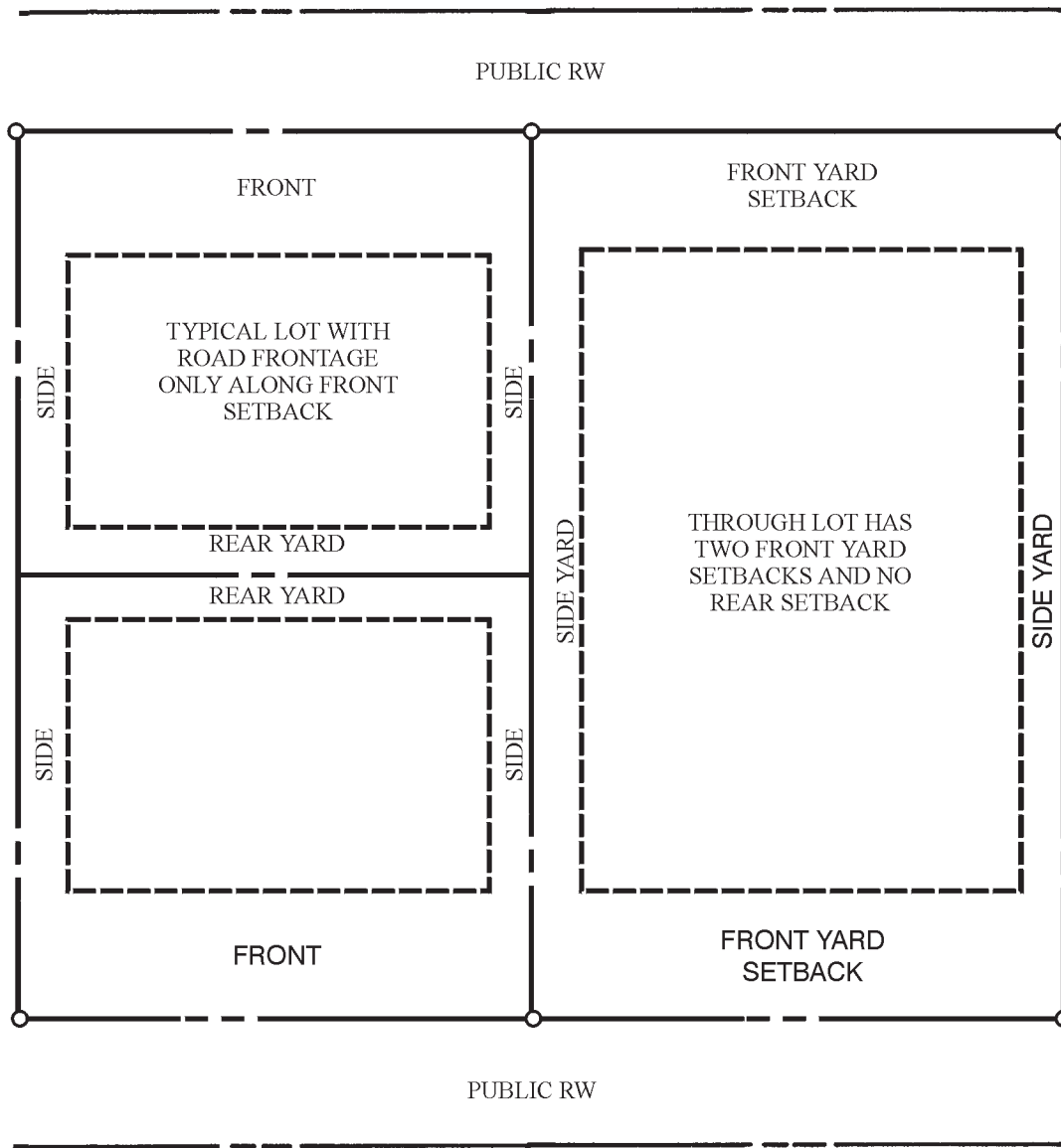
when a property zoned O (Office), C (Commercial) or I (Industrial) is adjacent to vacant agriculturally zoned property. If the Comprehensive Plan designates a vacant Agricultural (A) parcel for non-residential use, then setbacks may be reduced to the minimum variation allowed by Ordinance. Also, buffers are not required (which usually exceed setback requirements).



COUNTY-WIDE STANDARDS: SETBACK INTERPRETATIONS AND ALTERNATIVES
MEASUREMENT OF YARDS ON THROUGH LOTS

Sec. 19-505 (d): On through lots, buildings shall conform to the required front yards on both streets.

The diagram below represents a yard arrangement for through lots. Any landscaping required in the front yards shall be installed for both front yards.

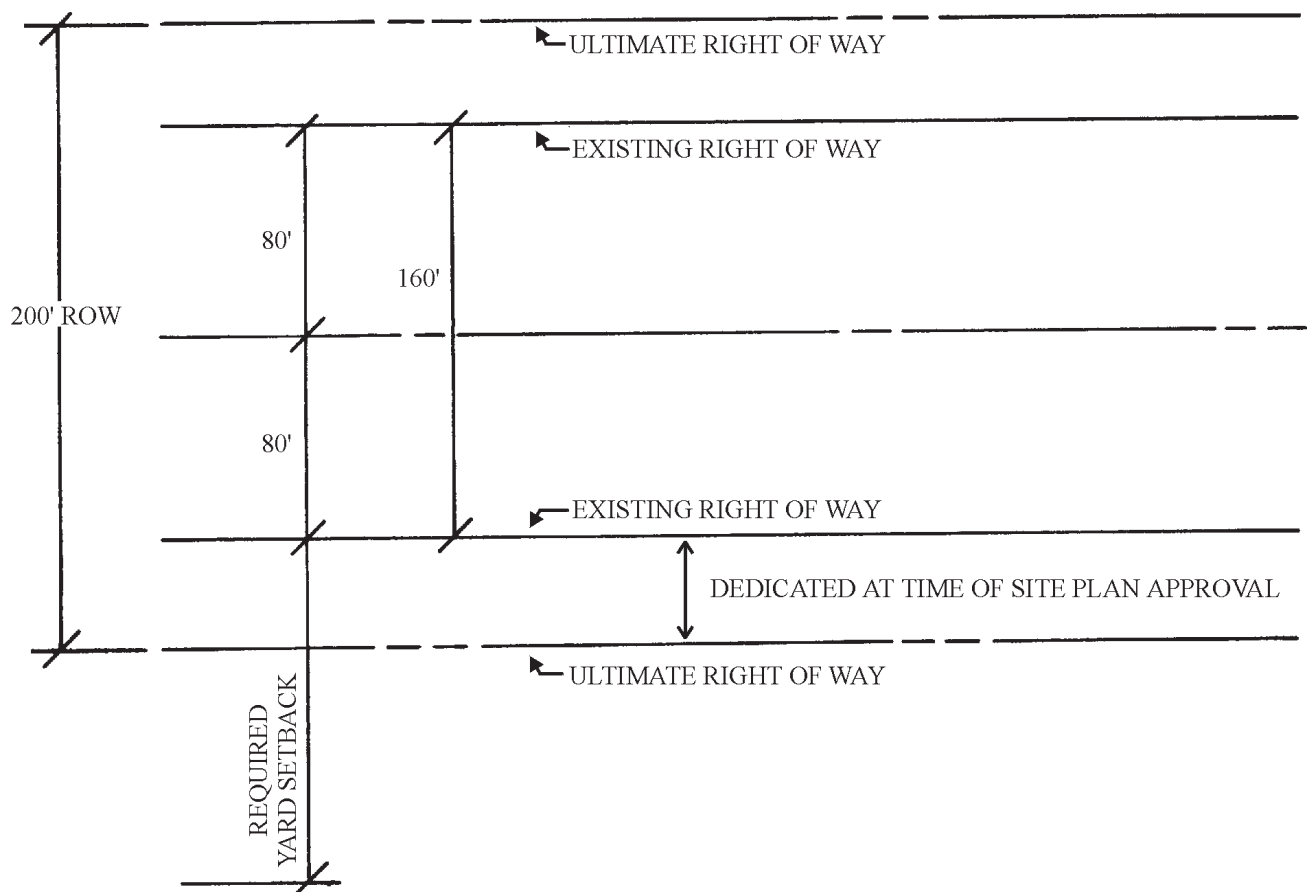


COUNTY-WIDE STANDARDS: SETBACK INTERPRETATIONS AND ALTERNATIVES
ARTERIAL ROAD SETBACKS FROM THE 160 FT.
RIGHT-OF-WAY

Sec. 19-505 (e): For purposes of determining yard setbacks, the setback shall be measured from a one hundred sixty (160) foot right-of-way in those instances where two hundred (200) foot right-of-way has been dedicated to the County in the following locations:

- (i) Route 360, from Route 288 to the Amelia County Line
- (ii) Route 10
 - a) from Irongate Drive to Courthouse Road
 - b) from Krause Road to Buckingham Street
 - c) from I-95 to Hopewell Corporate Limits

This is a benefit for these areas along Route 360 and Route 10 because it effectively causes sites to have the setback reduced by twenty (20) feet. The only limitation is on sites that have the rest of their setback dedicated to various easements that prevent the required landscaping from being installed. In these cases, it may not be possible to reduce the setback by the full twenty (20) feet.

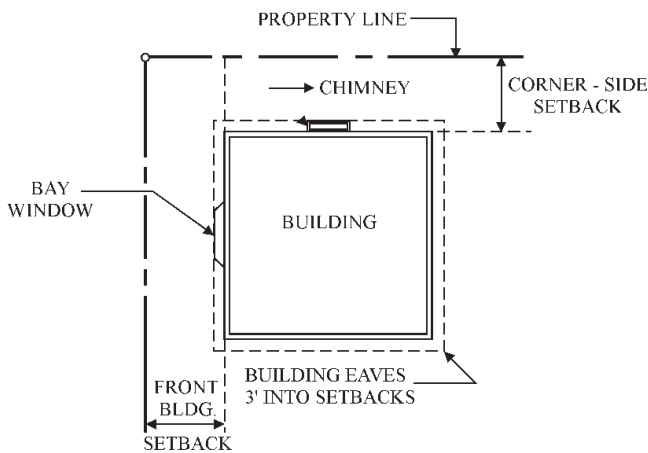


COUNTY-WIDE STANDARDS: SETBACK INTERPRETATIONS AND ALTERNATIVES

SETBACK EXEMPTIONS

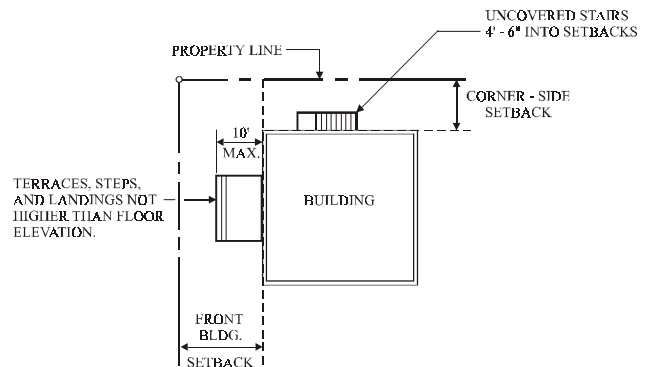
Shown below are examples for each of the standard setback exemptions.

Sec. 19-506 (1): a) For the principal building, into any yard: cornices, eaves, sills, leaders, beltcourses, chimneys, canopies and similar ornamental features, and bay windows and balconies occupying not more than one-third of the wall length: three (3) feet. The following parts of buildings, structures and uses may occupy or project into required minimum yards as follows:



- uncovered stairs or fire escapes: four (4) feet six (6) inches

- terraces, steps and landings not higher than the entrance floor of the building: ten (10) feet



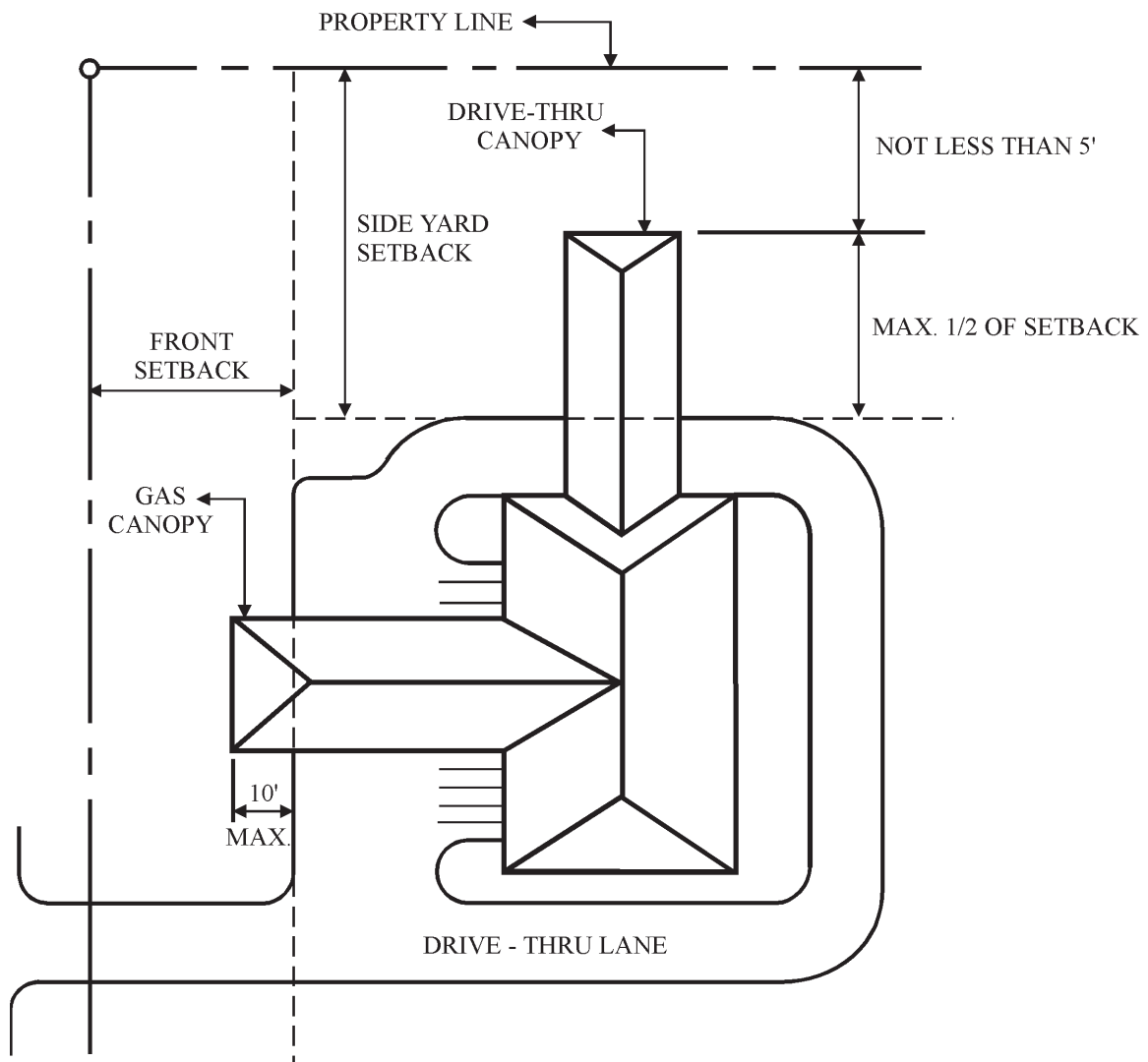
- outside storm enclosures not more than six (6) feet in width: four (4) feet provided that no such projection shall extend to within less than five (5) feet of interior side lot line nor within less than ten (10) feet of any street side lot line.

COUNTY-WIDE STANDARDS: SETBACK INTERPRETATIONS AND ALTERNATIVES
SETBACK EXEMPTIONS (continued)

Sec. 19-506(1)(b): Structures such as porches, carports, drive-in windows canopies and gasoline canopies open on three (3) sides may extend into: a required side yard not more than half the required side yard if it does not come closer than five (5) feet to the side lot line; a required front yard not more than ten (10) feet; and a required rear yard not more than ten (10) feet.

Sec. 19-506(1)(c): Front and corner side yard requirements shall not apply to bus shelters, telephone booths, guardhouses or structures supporting a security or traffic control function.

Sec. 19-506(2): For accessory building or structures, no encroachment shall be permitted beyond the setback designated in that district for the accessory building or structure, provided that eaves may encroach three (3) feet into the required setback.



COUNTY-WIDE STANDARDS: SETBACK INTERPRETATIONS AND ALTERNATIVES
SETBACK AVERAGING FOR REDUCED SETBACKS

Sec. 19-576(a): Adjacent to major arterials where there is an existing principal building or structure on both sides of, and within two hundred (200) feet of, a proposed principal building in the same block, the proposed principal building need be set back only as far as the average setback of the existing principal building. If there is no existing building within two hundred (200) feet on one side in the same block, the setback of the existing building may be averaged with the required setback of

the district. However, no building shall be set back less than fifteen (15) feet from a proposed right-of-way line. When averaging setbacks, no existing building shall be considered to have a setback of less than zero.

Sec. 19-576(b): The setback for parking areas may be calculated in the same fashion using existing parking areas to average.

